



100 Hughes Road
Madison, Alabama 35758
www.madisonal.gov

AGENDA
PLANNING COMMISSION
Thursday, July 21, 2022
5:30 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO
Stephen Brooks, CAPZO
Cameron Grounds, CAPZO
Carmelita Palmer CAPZO

Councilmember, John Seifert, CAPZO
Anthony Caudle, CAPZO
Terri W. Johnson, CAPZO
Steven Ryder, CAPZO

To follow CDC guidelines and protect public health during the COVID-19 pandemic, the City urges the public, employees, and staff who are not required to attend to stay home. Anyone who is sick or who is living with a quarantined family member should not attend the meeting. Planning Commission meetings are still open to the public through live broadcasts on local WOW Channel 42 and online streaming: (visit <http://www.madisonal.gov/1130/Video-Updates> for access)

- I. Call to Order**
- II. Roll Call**
- III. Acceptance of the Agenda**
- IV. Minutes Approval - Approval of Minutes for June 19, 2022 meeting**
- V. Public Comments**
- VI. Public Hearings**

Annexation/Zoning Map Amendment

1. 130 Forrest Drive

Annexation of a developed 20,000 square foot lot and zone the property R-1A (Low Density Residential District) upon annexation (ANN 2022-002/ZMA 2022-003)

Location: 130 Forrest Drive (South of Forrest Drive, West of Nance Road)

Applicant: Carla Witt

Property Owner: HomeMax Realty, LLC

[Staff Report](#)

Zoning Map Amendment

2. **Landers Road Property** (ZMA 2022-004)
Zoning Map Amendment to rezone 6.79 acres from R-2 (Medium Density Residential) to B2 (Community Business District)
Location: On both sides of Landers Road, South of Browns Ferry Road
Applicant: Morell Engineering
Property Owner: M. Anne Clift and Charlotte C. Campbell
[Staff Report](#)

Subdivisions

3. [Star Estates](#) (LP 2022-002)
Layout Plan for 24 lots (residential, commercial, and open space) on 22.75 acres
Location: South of Browns Ferry Road, East of Sullivan Street
Applicant: Morell Engineering
Property Owner: M. Anne Clift and Charlotte C. Campbell
[Staff Report](#)
4. [Putman's Industrial Park, 6th Addition](#) (CP 2022-012)
Certified Plat for one commercial lot on 2.69 acres
Location: 10311 County Line Road (Northeast corner of County Line Road and Production Avenue)
Applicant: J.M. Phillips Engineering, LLC
Property Owner: Three Preet, LLC
[Staff Report](#)

Public Hearing Closed

Site Plans

5. [Singh Properties Gas Station & Retail](#) (SP 2022-017)
Site Plan for gas station and commercial center on 2.69 acres
Location: 10311 County Line Road (Northeast corner of County Line Road and Production Avenue)
Applicant: J.M. Phillips Engineering, LLC
Property Owner: Three Preet, LLC
[Staff Report](#)

6. [Big Box at Town Madison](#) (SP 2022-018)
Site Plan for a 102,000 square foot commercial facility on approximately 12 acres
Location: North of Graphics Drive, East of Wall-Triana Highway
Applicant/Property Owner: Old Town II, LLC
[Staff Report](#)

VII. Subdivision Guarantees

1. **Bellawood, Phase 1**
Construction Performance
Sidewalk Performance
2. **Barnett's Crossing, Phase 1**
Construction Performance
Sidewalk Performance

VIII. New Business

IX. Adjournment